COUNTY OF FRESNO FISCAL YEAR 2001-02 ACTION PLAN

for
Community Development Block Grant
HOME Investment Partnerships Program
and Emergency Shelter Grant

Public Review Draft

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EXECUTIVE SUMMARY

The Action Plan is an application for \$5,734,000 in Community Development Block Grant (CDBG) funds, \$2,015,000 in HOME Investment Partnerships Program funds, and \$196,000 in Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). The Action Plan describes how the funds will be used during the 2001-02 Fiscal Year.

The Community Development Division, which is part of the Fresno County Planning & Resource Management Department, prepares the Action Plan and administers the CDBG and HOME programs as directed by the Board of Supervisors. The Board directed the Human Services System (HSS) to administer the ESG Program.

This document is required in order to address community issues for participants in the Urban County as defined by the CDBG Program. The Urban County currently includes the unincorporated areas of Fresno County and nine of its fifteen cities. The participating cities are Clovis, Coalinga, Firebaugh, Kerman, Kingsburg, Parlier, Reedley, Sanger and Selma. Data for cities of Fowler, Huron, Mendota, Orange Cove and San Joaquin are included should they decide to rejoin the Urban County. The City of Fresno prepares a separate Action Plan for submittal to HUD.

HOUSING NEEDS TO BE ADDRESSED

The allocation of funds for housing and the needs that are addressed, reflect the needs discussed in the Consolidated Plan for Fiscal Years 2000-04. An estimated 305 households with incomes at or below 80% of area median will be assisted with FY 2001-02 CDBG and HOME funds used for housing programs. Budgets for the housing programs are as follows:

Owner-Occupied Rehabilitation	\$ 1,280,045
Downpayment Assistance	760,000
New Rental Project	
Self-Help Homeownership	302,250
Rental Rehabilitation	
Clovis Rehab/Repair	100,000
Total	

Funds earmarked for rental rehabilitation include \$100,000 from HOME and \$50,000 from CDBG. Owner-Occupied rehabilitation funds include \$651,250 from HOME and \$628,795 from CDBG.

HOMELESS AND OTHER SPECIAL NEEDS

The Human Resources Advisory Board (HRAB) provides recommendations to the Board of Supervisors concerning the allocations of CDBG to social service agencies and the Emergency Shelter Grant. The Human Services System (HSS), which administers the ESG program, anticipates renewing current Agreements with agencies that provide services funded with ESG. HSS will provide ESG to two programs, the Marjoree Mason Center and the Youth Sanctuary, for a total of \$196,000 including 5% of the funds for administration by HSS. The Marjoree Mason Center provides emergency services and housing assistance to victims of domestic violence. The Youth Sanctuary provides shelter services for non-delinquent homeless youth.

HRAB accepts and evaluates applications from social service agencies for funds from the CDBG allocation for social services. The Board of Supervisors has set-aside \$236,860 in CDBG for social services for FY 2001-02, but the actual programs will be selected at a later date. The Board also has set-aside \$35,000 to renew an Agreement with the Fair Housing Council of Central California to continue to provide fair housing services.

COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS

Funding for Community Development Block Grant (CDBG) projects comes from the entitlement allocation of \$5,734,000 and program income, primarily housing loan proceeds, estimated at \$837,297 for a total of \$6,571,297. The funds will be budgeted as follows:

CDBG Projects in Cities	. \$2,149,489
Public Facilities and Improvement Projects (unincorp)	
Housing Rehabilitation Programs	678,795
Sheriff's Area Based Policing Program	563,240
Social Services Programs	236,860
Fair Housing	35,000
CDBG Housing Program Administration	771,880
General Management Oversight and Coordination	1,076,687
Indirect Cost	47,840
Public Information	5,000
Contingency	85,301
Total	. \$6,571,297

Projects in the cities are listed in Table D on page 19, and the public facilities and improvements projects in unincorporated areas are listed in Table E on page 20. In addition, the Listing of Proposed Projects at the end of the Action Plan contains a brief description of each project that will be funded.

ACTION PLAN

INTRODUCTION

The Action Plan constitutes an application for Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Emergency Shelter Grant (ESG) funds that the County receives annually from HUD. The purpose of the Action Plan is to describe how the funds will be used and to address other related regulations governing the Plan. The Action Plan begins with a discussion of available resources for housing and public facilities projects. The beginning of this Plan primarily discusses housing activities, including activities undertaken to address the needs of the County's homeless population. Discussion of public facilities and improvement projects to be funded with CDBG begins on page 19 of the Action Plan.

The Action Plan primarily concerns the Urban County as defined by the CDBG program. The Urban County currently includes the unincorporated areas of Fresno County and nine of its fifteen cities. The nine cities are Clovis, Coalinga, Firebaugh, Kerman, Kingsburg, Parlier, Reedley, Sanger, and Selma. The cities of Fowler, Fresno, Huron, Mendota, Orange Cove, and San Joaquin are not part of the Urban County. The City of Fresno receives a separate entitlement allocation from HUD and prepares a separate Action Plan.

The Community Development Division of the Fresno County Planning & Resource Management Department prepares the Action Plan and administers the CDBG and HOME programs as directed by the Board of Supervisors. The Board directed the Human Services System to administer the ESG program and CDBG-funded community-based organization programs.

A large part of the Action Plan is the Appendices and other documents that follow the narrative discussion addressing various requirements. Appendix A provides a chronological summary of the citizen participation process and includes public comments that may be received at public hearings. Appendix B is a listing of amended Community Profiles. A complete listing of the Community Profiles was submitted to HUD as part of the five year Consolidated Plan for FY 2000-04. The profiles contained herein, amend the five year Consolidated Plan by incorporating projects that differ from or where not integrated into the Consolidated Plan. Certifications affirming compliance with various federal requirements follow the Community Profiles. Finally, the Action Plan closes with the Listing of Proposed Projects, which is a one page description of each project and activity that is to be funded with CDBG, HOME and ESG funds for the FY 2001-02.

CITIZEN PARTICIPATION AND CONSULTATION PROCESS

The Board of Supervisors appointed three citizen groups to provide the Board with policy and funding recommendations for the Action Plan: The Consolidated Plan Committee regarding the Plan itself; the Housing and Community Development Citizens' Advisory Committee (CAC) regarding CDBG projects in unincorporated areas; and the Human Resources Advisory Board (HRAB) regarding CDBG-funded social programs and ESG. The Consolidated Plan Committee includes members of the CAC and representatives from the nine cities participating in the County's CDBG program. The Board of Supervisors appoints the members of the CAC from seventeen unincorporated communities and the nine members of the HRAB from the general citizenry. In addition to meetings of the committees, City Councils and District Boards held public meetings regarding their applications for CDBG funds. Key dates and actions in the citizen involvement process are outlined in APPENDIX A.

RESOURCES

The CDBG allocation from HUD is shared with nine cities and the unincorporated area within the County. The funds for the unincorporated areas are divided into four major program areas: public facilities and improvement projects, housing rehabilitation, the sheriff's area based policing program, and social services. Public facilities and improvement projects fund infrastructure, fire stations and equipment, parks, libraries, and community centers in predominantly low and moderate-income areas.

The housing rehabilitation programs provide loans and a limited number of grants for rehabilitating homes and rentals in accordance with CDBG regulations. The sheriff's area based policing program provides funds for community service officers and deputies assigned to eligible neighborhoods and communities to carry out eligible crime prevention, public safety and youth program activities. Social service funds are set aside for nonprofit community based organizations providing varied social services. These agencies apply to the Human Resources Advisory Board, which forwards recommendations to the Board of Supervisors for approval. The Board approved the following allocations of CDBG:

CDBG Projects in Cities	\$2,149,489
Public Facilities and Improvement Projects (unincorp)	
Housing Rehabilitation Programs	678,795
Sheriff's Area Based Policing Program	563,240
Social Services Programs	236,860
Fair Housing	35,000
CDBG Housing Program Administration	
General Management Oversight and Coordination	1,076,687
Indirect Cost	
Public Information	5,000
Contingency	<u>85,301</u>
Total	

Funding for the programs will come from the following sources:

CDBG allocation for 2001-02	\$5,734,000
Income from the CDBG programs	837,297
Total	

The budget summary shown above indicates that \$678,795 in CDBG is available for housing rehabilitation programs. The CDBG and the \$2,515,000 in HOME funds are the two primary housing resources that County administers directly. In addition, the County will support most housing grant/loan applications due to the severity of the housing needs even if this Action Plan does not specifically identify the program, application or locality in the narrative below. The County cannot support project applications if: (1) the location is inconsistent with the local plans and policies, including the Consolidated Plan; (2) there is insufficient capacity in the community infrastructure to support the project; and (3) there are environmental problems which have been identified with the property that cannot be mitigated and would, therefore, create an adverse impact on the area.

There are various possible federal, state, and local resources available to fund assisted housing for low and moderate-income households. The discussion below briefly discusses the programs and establishes production goals for many of the resources.

Rural Development Service

The Rural Development Service in the U.S. Department of Agriculture (see TABLE A) will fund loans and grants for the construction of new homes, the purchase of existing homes, the development of multi-family housing and owner-occupied home rehabilitation. The Rural Development Service estimated that the Section 502 program will provide 60 loans, mostly for the construction of new single family homes and a few for the purchase of existing homes. Under this program, construction of new homes is planned in Orange Cove, Firebaugh and Mendota. The Section 504 program will fund approximately 5 loans for owner occupied home rehabilitation and 25 grants for senior citizen home rehabilitation. The Section 538 program will fund the construction of a multi-family apartment complex in Firebaugh. The complex will include 48 units, of which 16 will be two-bedroom, 24 will be three-bedroom and 8 will be four-bedroom units. In addition to the foregoing, the County has applied to Rural Development for \$153,000 in Housing Preservation Grant (HPG) funds. If the application is approved, HPG will augment the CDBG and HOME funds that the County will use for its owner-occupied rehabilitation program.

State of California

The Internal Revenue Service (IRS) issues Low Income Housing Tax Credits (LIHTC) to state housing agencies as authorized by Congress. The California Tax Credit Allocation Committee (TCAC) administers these funds. Applications to the TCAC that have the

TABLE A: FEDERAL AND STATE HOUSING PROGRAMS

Rural Development Service (U. S. Department of Agriculture)

502 Program

This program provides an interest rate as low as one percent on loans for newly constructed homes. No downpayment is required.

504 Program

Grants and one percent loans are available from this program to rehabilitate owner-occupied homes.

538 Loan Program

This program provides a guaranteed loan for construction, acquisition or rehabilitation of multi-family housing in rural areas for very-low to moderate income occupants. Loans are available through qualified lenders for a term of up to a maximum of 40 years. The loans must be fully amortized and carry a fixed interest rate as negotiated between the lender and borrower.

Housing Preservation Grant

Provides funds for owner-occupied rehabilitation that can be used in conjunction with Community Development Block Grant (CDBG) and HOME funds.

State of California

Low Income Housing Tax Credit (LIHTC) Program

The California Tax Credit Allocation Committee (TCAC) funds this program, which provides federal and state tax credits for private developers and investors which agree to set aside all or a portion of their units for low income households and the elderly. At least 20% of the units must be available to families whose incomes are less than 50% of the County median or 40% of the units must be made available to families whose incomes are up to 60% of median. LIHTC can be combined with Multifamily Rental Housing Revenue Bonds and other funds.

Tax Exempt Revenue Bonds

The tax-exempt status of Revenue Bonds lowers the interest rate of mortgage financing by 1 to 2%. Bonds may be issued for single-family housing or multifamily rental housing. Bonding authority for these funds is obtained from the California Debt Limit Allocation Committee (CDLAC).

Mortgage Credit Certificates

CDLAC provides funds for Mortgage Credit Certificates (MCC's). MCC's provide financial assistance to first time home buyers via a tax credit based on a percentage of the annual interest paid on the first mortgage loan. The tax credit increases the amount of income available for mortgage payments thereby helping the buyer qualify for homeownership.

CALHOME

A program for homeownership programs that can be used with Community Development Block Grant (CDBG) and HOME funds.

greatest potential for approval typically involve LIHTC, Multifamily Rental Housing Revenue Bonds (see TABLE A) and large sums of gap financing. LIHTC applications may be either so called "4 percent" or "9 percent" projects. This means that the TCAC can underwrite tax-exempt bonds and competitive loans at 3.7% and 8.65%, respectively. Proceeds from the sale of tax credits provide equity for the project. The 9 percent projects would provide more funds and thus are highly preferred. Yet the competitive basis by which they are awarded (only 1 out of 4 projects is awarded funds) coupled with complex regulatory laws that accompany this program, limits the availability of 9 percent projects.

When 9 percent funding is unavailable, developers seek tax exempt financing with Multifamily Rental Housing Revenue Bonds. Projects automatically receive the 4% tax credits if at least 50% of the aggregate basis of a project is financed with Revenue Bond proceeds. The gap between tax credits and the lower interest of the Revenue Bonds may be provided by Tax Increments from Redevelopment Agencies, reduced or deferred fees from cities, HOME funds, and/or Community Development Block Grant funds. Applications for LIHTC projects would conform to the Consolidated Plan.

The County has applied to the State for \$500,000 in CALHOME funds. If approved in the amount requested, this state program may prove to be a significant additional resource. The funds would be used to augment the County's existing owner-occupied housing rehabilitation and downpayment assistance programs discussed below.

Housing Authority Programs

The Housing Authority administers a number of programs to increase the supply and improve the condition of affordable housing. These programs include Housing Choice Vouchers, the Comprehensive Grant Program and programs for homebuyers.

Housing Choice Vouchers

Housing Choice Vouchers provide a rent subsidy to income eligible households for privately owned housing. Countywide approximately 9,700 households receive this assistance. Participating families must have incomes that are no more than 30% of Median Family Income, which the Housing Authority reports is \$10,050 for a family of three. The Housing Authority has requested a waiver from HUD to raise the income limit to 50% of Median Family Income. The County supported the Housing Authority's January 2001 application for 1,099 vouchers and will support additional applications.

TABLE B: ESTIMATED HOUSEHOLDS TO BE ASSISTED DURING FY 2001-02 BY INCOME RANGE AND FUNDING SOURCE OR HOUSING TYPE								
	Income as a Percent of Median							
CDBG/HOME FUNDED	0-30%	31-50%	51-80%	Totals				
Downpayment Assistance	0	20	170	190				
Owner-occupied Rehabilitation	10	15	5	30				
New Rental Project	20	30		50				
Self-Help Homeownership		5	5	10				
Rental Rehabilitation	2	3		5				
Clovis Rehab/Repair	10	10		20				
Subtotal	42	83	180	305				
OTHER FEDERAL PROGRAMS								
Section 8 Housing Vouchers	1099			1099				
Mortgage Credit Certificate		5	5	10				
Rural Development 502 Construction		20	40	60				
Rural Development 504 Rehabilitation	25	5		30				
Rural Development 538 Rental Project	24	24		48				
Subtotal	1148	54	45	1247				
CITY REDEVELOPMENT PROGRAMS								
Redevelopment Homebuyer Assistance		10	40	50				
Redevelopment Rehab/Repair/Paint	5	10	5	20				
Subtotal	5	20	45	70				
GRAND TOTALS	1195	157	270	1622				

Mortgage Credit Certificate Program

The Housing Authority administers a Mortgage Credit Certificate (MCC) program that provides first-time homebuyers with a federal tax credit equal to 15% of the annual interest paid on their mortgage loan. The credit is taken annually as long as the owner occupies the residence and maintains the original mortgage. The allocation from the California Debt Limit Allocation Commission varies from year to year, but the goal of forty-five first time homebuyers has been set for FY 2001-02, including 10 outside the City of Fresno.

Home Ownership Training Program

Households purchasing a home using the County's Downpayment Assistance Program (DAP) are required to attend the Housing Authority's Home Ownership Training Program. The Housing Authority now offers the course to the general public. Prospective buyers enrolled in the class are charged a fee, part or all of which may be paid by a sponsoring agency. The County pays the fee for participants receiving a DAP loan. Participants gain knowledge in home maintenance, financial planning, credit, the loan application and closing process, and insurance. Over 400 families have completed

18 hours of course time and have received a Certificate. Classes are offered in English and Spanish.

City Redevelopment Programs

A Down Payment Assistance Program is administered by the Housing Authority, utilizing tax increment funds provided by the Clovis Community Development Agency. Other cities, especially the Cities of Sanger and Coalinga also use tax increment funds for homebuyer assistance and an array of rehabilitation/repair/paint programs in redevelopment areas of the cities. It is estimated that all of the city redevelopment programs for housing will assist fifty homebuyers and another twenty homeowners during FY 2001-02 as shown in TABLE B above.

ACTIVITIES TO BE UNDERTAKEN

TABLE B shows that an estimated 1,622 households will receive housing assistance from the various resources listed. It shows that an estimated 305 households will be assisted from HOME and CDBG funded housing activities. The activities for which the HOME and CDBG funds will be used are owner-occupied rehabilitation, new rental construction, downpayment assistance, self-help homeownership, and rental rehabilitation. Through these programs approximately 200 households will purchase homes, 50 homeowners will be assisted with rehabilitation or repairs, another 50 will occupy new rental units, and five rental units will be rehabilitated through funding provided during FY 2001-02.

TABLE C below shows how the County's HOME and CDBG funds will be allocated to assist 305 households during FY 2001-02.

TABLE C: FY 2001-02 HOME AND CDBG ALLOCATIONS FOR HOUSING PROGRAMS							
PROGRAM		HOME		CDBG	ТО	TALS	UNITS
Downpayment Assistance	\$	760,000			\$	760,000	190
Owner-Occupied Rehabilitation	\$	651,250	\$	628,795	\$1	,280,045	30
Rental Rehabilitation	\$	100,000	\$	50,000	\$	150,000	5
Self-Help Homeownership	\$	302,250			\$	302,250	10
New Rental Project	\$	500,000			\$	500,000	50
Clovis Rehab/Repair			\$	100,000	\$	100,000	20
Administration	\$	201,500	\$	771,880	\$	973,380	NA
TOTALS	\$	2,515,000	\$ 1	1,550,675	\$4	,065,675	305

For the most part, the County-operated programs provide zero-interest loans. Repayments to the County are reused for eligible activities. The Board of Supervisors has established and reserves the right to change how funds are used and the terms and

conditions of repayment. Changes would conform to the Federal regulations, and benefited households must have incomes that are no more than 80 percent of area median as determined by the U.S. Department of Housing and Urban Development.

The Self-Help Housing Program provides homebuyers with a deferred payment, zero interest loan in the least amount necessary to obtain conventional financing or a low interest loan from the Rural Development Service. Ten households assist each other in the construction of their homes under the supervision of a Community Housing Development Organization (CHDO). The HOME program mandates setting aside 15% of the annual allocation for a CHDO. In the past, the County has funded more than the 15% minimum by providing construction financing in addition to loans for buyers. The County is expected to execute an agreement for another self-help project during FY 2001-02, but the project will not be completed during the year.

The Downpayment Assistance Program provides deferred payment, no interest loans to income eligible applicants who would not otherwise qualify for homeownership. Underwriters for traditional lenders, typically mortgage brokers, submit the applications to Community Development after buyers have qualified for a home purchase loan. Up to \$4,000 is available to each buyer. Since the first DAP loan was approved in May, 1996, DAP has evolved into a major program in terms of the number of assisted households (over 1,000) and ease of operation.

The Rental Rehabilitation Program (RRP) provides zero interest loans to be repaid over twenty years or when the title transfers, whichever occurs first. Successful applicants typically demonstrate a positive or break-even cash flow after rehabilitation. Loans cover the entire cost of rehabilitation. Rental owners and homeowners also may receive grants or loans to pay for hooking up to a community sewer or water system.

The Owner-Occupied Rehabilitation Programs have evolved over the years and have features for energy conservation, relocation, minor repairs, demolition, manufactured housing, etc. The basic loan carries no interest. Homeowners with incomes from 51 to 80 percent of median make a monthly payment of at least \$25 to repay the loan over no more than thirty years. Households with incomes that are 50% of median or less and households getting a loan from a private lender may defer repayment until title transfers. Using funds from its CDBG set-aside, the City of Clovis offers grants to paint homes of eligible elderly homeowners, \$1,000 grants for repairs to owners of mobile homes and up to \$10,000 for repairs to homes.

The loan for the rental project typically is a no interest, deferred payment loan. The County may execute an Agreement to assist with a rental project during the fiscal year, but it is unlikely that construction will be completed during the year.

AMENDMENTS TO ACTION PLAN

As some programs may prove more successful than others, it may become appropriate to change the distribution of funding in order to commit all funds in accordance with HUD's regulatory timing requirements. A change in housing program allocations may constitute an amendment or a substantial amendment. A substantial amendment is:

- 1. Deletion of an activity other than the new rental project (if the \$500,000 set-aside for a new rental project cannot be committed to a formal Agreement during the fiscal year, the money may be reallocated to the other programs without a substantial amendment to this Action Plan); or
- 2. Addition of an new activity; or
- 3. Reallocation(s) of funds among the above activities which total more than 15% of the total allocations for housing programs not including administration.

Substantial amendments must be noticed in The Fresno Bee (newspaper with Countywide circulation) at least 30 days before consideration by the Board of Supervisors. Changes that are not substantial are made primarily to expedite the commitment of funds to meet regulatory requirements. These changes may be made without the foregoing procedures, and can involve up to 15% of the total HOME and CDBG allocations for housing programs or projects, not including administration.

GEOGRAPHIC DISTRIBUTION

Each of the cities that are working with the County of Fresno to implement the CDBG and HOME programs decide whether to use the funds for self-help housing, owner-occupied rehabilitation, rental rehabilitation, new rentals, or downpayment assistance based on the needs in each of the cities. The CDBG formula distributes about half of the allocation to unincorporated areas. The allocation of HOME funds to the program uses discussed earlier reflects the sum total of the city and County allocations. Funds can be reallocated among the cities to achieve a timely commitment to projects.

LEAD-BASED PAINT REMOVAL

On September 15, 2000, HUD regulations pertaining to lead-based paint became effective. They are entitled "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance." The requirements apply to housing built before 1978, the year lead-based paint was banned. Virtually every application for rehabilitation that the County receives, and perhaps half of the applications for Downpayment Assistance Program loans are for homes built prior to 1978. The costs of testing and abatement

are absorbed as an administrative cost and are not part of the loans made to the homeowners or homebuyers.

SOURCE OF HOME MATCHING FUNDS

Under most circumstances, the HOME program requires providing matching funds amounting to 25 per cent of the HOME funds that are available for housing. A significant source of match has been credits permitted by the HOME regulations. One is match from the voluntary labor contribution and sweat equity of persons constructing self-help housing. Another is the value of yield that is foregone when a home mortgage interest rate is below the benchmark established by HUD. Since DAP became fully operational, credit for matching funds was generated primarily by foregone yield from home loans executed in connection with DAP. It appears that this source will provide the County and participating cities with matching funds for the foreseeable future.

HOME RECAPTURE PROVISION FOR HOMEOWNERSHIP

HOME program regulations require the County to describe its resale or recapture provisions. The Board of Supervisors requires housing funds to be loaned rather than granted to the extent possible. Repayment provisions for the various HOME programs were described earlier. Briefly stated, rental rehabilitation requires monthly payments. Self-help housing and down payment assistance are repaid when title transfers. Owner-occupied rehabilitation repayments may be deferred or monthly. Regardless of the repayment method, recaptured funds are reused for eligible HOME activities.

HOMELESS AND OTHER SPECIAL NEEDS

Emergency Shelter Grant

This program provides entitlement grants to metropolitan cities and urban counties to improve the quality of existing emergency shelters for the homeless, provide additional shelters, pay operating costs for shelters and provide essential social services. Recommendations concerning allocations of Emergency Shelter Grant are made by the Human Resources Advisory Board and considered by the Board of Supervisors. ESG is administered through the County's Human Services System (HSS). HSS anticipates renewing current Agreements with agencies that provide services funded with ESG.

HSS provides ESG to the Marjaree Mason Center (MCC) and to the Youth Sanctuary of the Fresno County Economic Opportunities Commission. The entire \$196,000, less 5% for administration, will be divided between these agencies, but the exact split is unknown as this document is prepared. MCC provides emergency services and

housing assistance to victims of domestic violence. The center has seventy beds for emergency shelter. The agency targets mothers with children, single women, and physically disabled women. Participants include recovering substance abusers and women working toward reunification with their children in addition to victims of domestic violence.

The Youth Sanctuary provides shelter for homeless, non-delinquent youth who are 11 to 17 years old. The shelter provides a short-term stay of up to 14 days with the aim of reunifying families whenever possible. In addition to maintaining twenty emergency beds, the Sanctuary provides food and emergency clothing. Supportive services include case management, advocacy and ongoing intervention to families who have received services.

Prevention of Homelessness

The County receives Emergency Shelter Grant (ESG) funds to assist programs that prevent homelessness, as discussed above. Case management, intervention, counseling and teaching that pertains to family reunification and life skills provided by the Marjaree Mason Center and Youth Sanctuary programs aid in the prevention of homelessness. A small amount of CDBG also typically goes to any agency providing services for the homeless. For FY 2000-01 the American Red Cross is receiving \$7,500 to provide rental assistance and other crisis relief to families made homeless by fires. The County's Small Claims Advisors, Central California Legal Services, Centro La Familia, the Apartment Owner's Association of Greater Fresno, the Better Business Bureau, the Fair Housing Council of Central California, and the County's RentSense Program (see discussion of Fair Housing Choice below) all assist tenants to avoid the unnecessary, capricious or improper vacation of a rental unit. This helps prevent homelessness.

Continuum of Care

In early 1999 a group of nonprofit corporations began meeting with the objective of strengthening the Continuum of Care, the Continuum being the array of supportive services and housing intended to assist the homeless in moving from the street to an independent lifestyle. The core of this group was a small number of successful nonprofit corporations that have been providing shelter and services for the homeless and special needs populations for a number of years. This association has grown rapidly and now includes the participation of approximately one hundred nonprofit corporations, agencies, cities and counties. Governmental participants include the Housing Authorities of the City and County of Fresno, the City and County of Fresno, the City and County of Madera, and Community Builders from the HUD office in Fresno.

Although this association has grown in size and sophistication in the last two years, the need for further improvement in two areas is evident. It must secure a reliable source of

funds for a small, professional staff to coordinate efforts, particularly the response to the annual Notice of Funding Availability for McKinney Act funds. Secondly, the staff should be more successful in securing McKinney Act funds that HUD earmarks for the County.

During 2000 the association was more successful than in the past, but the efforts fell short. The group was successful in securing a grant from the California Endowment to pay for staff, but the grant expired. Another grant may be secured, from the California Endowment, but the funding cycle did not overlap, and staff departed after the first grant expired. The staff cannot be paid for with CDBG, HOME, or McKinney Act funds. While staff was working, it put together an application that scored higher than previous applications, but not high enough to be funded. It appears the application would have scored higher, if it were more responsive to the NOFA. HUD has reported that both applying for permanent housing and applying to renew a grant for one agency would have raised the score. That reportedly did not occur, renewal funds were lost and an agency was closed.

CDBG for Social Services

The Human Resources Advisory Board (HRAB) advises the Board of Supervisors regarding CDBG allocations for social services. Each spring the HRAB accepts and evaluates applications from social service agencies prior to making recommendations to the Board of Supervisors. While the Board of Supervisors has set-aside \$236,860 in CDBG from the 2001-02 allocation, the actual programs will be selected at a later date through an Amendment to the Action Plan.

Nine agencies are being provided a total of \$228,470 in CDBG funds from the 2000-01 Fiscal Year. The California Association of the Physically Handicapped will receive \$21,000 to provide services that promote the independence of persons with disabilities and increase their employment opportunities. The Friendship Center for the Blind will receive \$63,860 to provide services that will increase or maintain the independence of persons who are blind or visually impaired. Exceptional Parents Unlimited, Inc., will receive \$39,488 to increase knowledge and provide support to parents of developmentally disabled children in order to meet the needs of their children.

The Senior Companion Program of Catholic Charities will receive \$15,000 to provide inhome services to seniors discharged to their homes from hospitals or nursing facilities. The Fresno/Madera Ombudsman Senior Services Program of the Valley Caregiver Resource Center will receive \$12,850 to enable residents of long-term care facilities access to complaint resolution services in order to eliminate elder abuse. The Fresno Interdenomination Refugee Ministries will receive \$21,500 to assist refugee elders develop self-reliance through increased language and daily living skills, work toward U.S. citizenship, and achieve healthy productive lifestyles.

The Father Hannibal House Social Service Center will receive \$12,500 to provide a

three-day supply of emergency food for the needy. The American Red Cross will receive \$7,500 to provide rental assistance and other crisis relief to families made homeless by fires. The Boys & Girls Clubs of Fresno will receive \$34,772 to provide activities that promote education, leadership, substance abuse prevention, sports, and recreational activities.

The City of Clovis uses a total of \$60,000 of their CDBG grant to fund two Social Service projects. The Clovis Summer Youth Jobs Landscaping Program, provides funds for the creation of jobs for five youths from low-income families. The youths will receive training to provide maintenance to publicly owned properties within the City of Clovis, in this manner, preparing the youth to enter the job market. The Clovis Summer Youth Jobs Painting Program, provides funds for the creation of jobs for ten learning disabled youth and other youths from low-income families. The youths will be trained to paint the exterior of houses. This project helps to prepare the participants to enter the workforce and aids senior citizens in restoring the exterior of their homes.

Fair Housing Choice

As part of this Action Plan, the County annually certifies to HUD that the County will affirmatively further fair housing. This involves an ongoing process of analyzing possible impediments to fair housing choice, taking actions appropriate for overcoming impediments that are identified, and documenting both the analyses and actions undertaken.

In May, 2000, the County published a Request for Proposal (RFP) and was successful in awarding the fair housing contract to the Fair Housing Council of Central California (FHCCC) formerly the Fair Housing Council of Fresno County. FHCCC is the primary, full service, fair housing agency in the Central Valley and HUD has funded the agency since it was organized in 1995. The agency currently provides and will continue the following ongoing fair housing services in Fresno County:

- Conduct workshops for community groups that work with protected classes of individuals.
- Conduct training for housing providers.
- Conduct intakes, investigate and provide testing for claims of housing discrimination for rentals and sales.
- Provide counseling and referral services to victims of housing discrimination.
- Coordinate with other fair housing activities and partners as identified by the County of Fresno.

FHCCC provides direct services to the general public, including fair housing complaint intake investigation, mediation, testing for claims of housing discrimination, and fair housing training for consumers and housing providers. The agency operates a toll-free

housing discrimination hotline service. FHCCC staff also is trained to conduct tests to determine if fair housing violations exist in the rental housing, real estate lending, real estate sales and insurance industries. The agency will also provide the County with a timeline prior to the renewal of the FY 2001-02 contract. This timeline will include the deliverable deadlines and schedules of fair housing activities that will be provided throughout Fresno County.

County and FHCCC staff meet regularly to review the results of workshops, training, claims of discrimination and other work items set forth in the Agreement for fair housing services. Methods of quantifying and scheduling the workload have evolved during the first year of implementing the Agreement. The County has been particularly interested in providing fair housing services to rural areas, and the FHCCC has been successful in providing the services to those areas that previously did not benefit. As needs become apparent FHCCC, the County and other jurisdictions work together to provide services.

The County has continued to meet its CDBG fair housing requirements in the area of distribution of fair housing information through brochures and posters. The County also annually co-sponsors a fair housing month conference in partnership with the FHCCC agency.

The Community Development Division operates the RentSense Program, a telephone system that provides tenant/landlord information. The program is prerecorded messages which callers can access to receive specific information regarding their problem. This information includes fair housing issues such as evictions, discrimination complaints and rental deposits disputes in English, Spanish, and Hmong. This information can aid in the prevention of unnecessary and unlawful evictions. Approximately 640 calls are received monthly. The County has experienced a decline in calls for the last two-years, due to a decrease in small claim filings that are implemented through Fresno's County Court.

The maps on pages 15 and 16 show the areas of low to moderate income concentrations and the areas of minority concentration, respectively. Most projects are located in high minority concentration areas. The low to moderate income areas are shown to have a high concentration of minorities living within these communities.

AFFIRMATIVE MARKETING AND MINORITY OUTREACH
During FY 2001-02, the County will organize and conduct an informational workshop for women and minority contractors about the housing rehabilitation programs to keep
- 16 -

participants up to date with the housing rehabilitation programs available through the County. In addition, the County will continue its practice of encouraging clients to allow other potential applicants to see their completed rehabilitation project. These "open houses" have been an effective means of permitting women and minority contractor's to demonstrate their performance and workmanship, and both clients and contractors assist in affirmative marketing and minority outreach. Clients select their own contractors, and in recent years clients have selected minority contractors for approximately half of the jobs.

OTHER ACTIONS

Federal Regulations for the Action Plan require a general discussion of actions the County will undertake during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure, enhance coordination between public and private housing and social service agencies, and foster public housing improvements and programs for resident initiatives.

Remove Barriers to Affordable Housing

The County recognizes four potential constraints that arise as barriers to affordable housing. These are: 1) Land use controls, 2) Building Codes, 3) Site Improvements that may be required by a jurisdiction and 4) Fees that are charged by a city or County.

Land Use Controls

Land use controls are minimum standards included within the County and City General Plans, zoning and subdivision ordinances. In 1996, the County of Fresno began the time-consuming and expensive process of updating its General Plan. The process has involved scores of public meetings, and the Board of Supervisors adopted general policies in November, 2000. In the future, community and regional plans will begin to undergo a review process and will include consideration of changes to land use policies within the communities. Consideration will be given to increasing the amount of land reserved or zoned for residential development within the unincorporated communities. Consideration also will be given to intensity and appropriateness of residential zoning. Presenters before the Affordable Housing Task Force a few years ago stated that the amount of land reserved and zoned for residential development is inadequate and that the intensity or density of the zoning also may be inadequate. These land use controls may constitute a constraint to development, and these controls will be evaluated as the General Plan and the Community Plans are updated.

Building Codes

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical divisions. The County and the cities enforce the Uniform Building Code (UBC), as established by state law, and as such have little control over state standards. Amendments the County has made to the Uniform Building Code since 1984 pertain to improving safety standards and inspection scheduling. Each of the cities and the County enforce the Uniform Building Code in their jurisdiction. Enforcement of the UBC is necessary for decent, safe and sanitary construction. By itself, the UBC is not considered a constraint to affordable housing.

Site Improvements

Site improvements are regulated by the Parcel and Subdivision Ordinances and through conditions and standards imposed through the County Site Plan Review process. Site improvements required by the County are similar to site improvements throughout the Central Valley and are not considered constraints to development. Site improvements include streets, curbs, gutters, sidewalks, streetlights, storm drainage lines, sewer lines, and water lines.

Fees

Although fees contribute to the total cost of development, and therefore housing, they generally do not increase the cost of housing to the substantial extent often claimed. Furthermore, there are no other resources to pay the costs of processing permit applications. The only source of funds available to the County to process development applications is fees.

Reduce the Number of Poverty Level Families

Throughout the past decade, the County has led California in population and employment growth. The Fresno County Board of Supervisors has prepared an Economic Development Strategy as part of its comprehensive update of the General Plan. The County's Economic Development Strategy is the foundation for the antipoverty programs and strategies. Development of the strategy has been guided by a steering committee composed of the County Administrative Officer, Director of Planning & Resource Management Department, and the President of the Fresno County Economic Development Corporation. Under the Economic Development Strategy, the Community Development Division is charged with implementing the strategy in concert with other County Departments.

The strategy is based on three overarching goals:

- 1. Increase Job Creation
- 2. Diversify the Economic Base

3. Improve Labor Force Preparedness

The intent of the Economic Development Strategy is to change the course of business development in the County, even while building on many of the County's existing economic strengths. The main emphasis of the strategy is to forge a new role for the County, to provide regional leadership in economic development and coordination of economic development resources.

The National Center for Excellence, a United States Department of Agriculture funded program in association with the California State University Fresno will provide technical assistance to the unincorporated communities of Del Rey and Tranquillity. The purpose of the program is to provide leadership training to members of the community. The program will teach community members to identify key community concerns, form action committees, and create a strategic plan that addresses concerns. The program was successfully completed in the Biola community in November of 2000.

Within the next fiscal year, the CDBG program will start a project in which the Mi Rancho Tortilla Factory in Clovis will be upgraded. The project will add space to the factory and replace an old roof. The project will create approximately 57 new jobs.

Enhance Coordination Between Agencies

The CDBG and HOME Programs are administered in the Community Development Division of the Planning & Resource Management Department, which includes the Resources and Development Services Divisions. Various aspects of the CDBG and HOME Programs are coordinated with these Divisions. Coordination outside the Planning & Resource Management Department occurs frequently with HSS primarily concerning the Continuum of Care and administration of CDBG and ESG for the social service agencies and nonprofits providing varied services. The Community Development Division also coordinates with HSS concerning regulation of water and sewer systems, code enforcement, employee housing, lead toxicity, and mental health.

Redevelopment Agencies

Each of the cities and the County has redevelopment agencies. The State requires redevelopment agencies to adopt a redevelopment plan that includes a program to use 20 percent of its tax increments for lower income housing. Each agency evaluates its local needs and the selection of projects that address those needs. Each year the housing accomplishments of the redevelopment agencies are reported in the Consolidated Annual Performance and Evaluation Report.

County Housing Authority

County Housing Authority commissioners are appointed by the County Board of Supervisors. The Housing Authority develops, operates and maintains public housing

for low-income persons and administers the local Housing Choice Voucher Program. The Housing Authority administers the Comprehensive Grant Program used to modernize public housing units and abate lead-based paint hazards. It administers the Public Housing Resident Initiatives program through which residents have become more active in the management of the units in which they live.

Private Industry

Many low and moderate-income housing programs are only available to qualified persons or private developers/investors. The County and cities will support proposals from the private sector that conform to the local plans and policies, including the housing and land use elements of their general plans and the Consolidated Plan. Additionally, private contractors perform the work and much of the design for the various public works and facility projects is paid for with CDBG. Private contractors also do the work on housing that is rehabilitated using CDBG and HOME funds. Real estate agents and lenders are actively involved in the County's Downpayment Assistance Program (DAP). The real estate agents market the program and lenders prepare and submit the one page application for funds. DAP is an ideal example of public purpose funds dovetailing into the private marketplace to the benefit of all parties involved, including the low and moderate income buyer.

Nonprofit Agencies

The County of Fresno works with an array of nonprofit corporations and agencies providing varied services, including housing development, supportive services for special needs and homeless, and social services. Each year the County sets aside 15% of its CDBG allocation for public services, 15% of its HOME allocation for a Community Housing Development Organization (CHDO), and 95% of its Emergency Shelter Grant for agencies serving the homeless population.

The County also is involved with nonprofits that provide housing including housing with supportive services. Community Development and HSS staff participates in the Continuum of Care. The Continuum reports bringing together approximately one hundred organizations interested in strengthening the continuum of housing and services for the homeless and in securing McKinney Act funding.

Finally, over the last few years the County has contracted with Self-Help Enterprises to construct clusters of four to ten houses using the sweat equity of the participants to construct the housing. The County has made zero interest loans both for construction and to provide permanent, secondary financing to the buyers using HOME funds.

Foster Public Housing Improvements and Programs

The Fresno County Housing Authority offers a wide variety of programs and opportunities for all families receiving assistance from the agency. Resident initiative

activities are directed toward improving the quality of life for families by providing access to services designed to encourage self-sufficiency and promote economic independence. Residents are assisted in overcoming barriers that may prevent them from getting and keeping a job.

Resident Initiatives programs provided by the Housing Authority include the Family Self-Sufficiency program, Family Education Center programs and services, the Perfect Attendance, the Karl Falk Memorial Scholarship, Youth Mentor, Building Stronger Families, and Section 3 Resident Employment programs, as well as the Comprehensive Grant Program Temporary Work Crew. These programs are available to Housing Authority residents; participation is not limited to those families receiving TANF.

PUBLIC FACILITIES AND IMPROVEMENT PROJECTS

Public facilities and improvement projects primarily constitute infrastructure or public works improvements to streets, curbs, gutters, sidewalks, and storm drainage, water, and sewer facilities. This category also includes fire engines and improvements to parks and community or neighborhood centers in low and moderate-income areas. The City of Clovis also completes economic development projects that are included in this category. Clovis has housing rehabilitation projects, and a land acquisition program for low and moderate-income housing. The city also conducts neighborhood painting and cleanup projects that provide high school students with summertime employment.

Using the same formula by which HUD allocates funds to the County, the County reallocates CDBG funds to the unincorporated area and the nine cities participating in the CDBG programs. This fiscal year the cities will receive \$2,149,489 in CDBG, and the projects for which the funds will be used are listed in TABLE D. The projects are described in the Listing of Proposed Projects at the end of the Action Plan.

The County Board of Supervisors allocated \$921,205 for public facilities and improvement projects in unincorporated areas, and the County received 56 applications requesting \$6,601,562 in CDBG funds. This is an increase from 40 applications for \$4,860,387 for the prior year. The applications were reviewed and ranked by the Citizens' Advisory Committee and the projects that will receive the \$921,205 are listed in TABLE E and described in the Listing of Proposed Projects. TABLE E also shows unfunded projects listed in order of priority on the back up list. These backup projects are approved as funds become available from cost savings, higher than projected program income, or project cancellations.

	TABLE D: CDBG PROJECTS IN CITIES						
Line	Project	Project	CDBG				
No.	Name	Number	Requested				
1	Clovis Housing Rehabilitation Loans and Grants	#01724	100,000				
2	Clovis Prop Acquisition for Affordable Housing	#01725	100,000				
3	Clovis Summer Youth Employment—Painting	#01726	30,000				
4	Clovis Summer Youth Employment—Landscaping	#01833	30,000				
	Clovis Helm/Sylmar Alley Reconstruction	#01957	30,000				
	Clovis Music Av Park Imps	#01001	20,000				
	Clovis Wheelchair Ramps	#01002	50,000				
	Clovis Treasure Ingmire Park Imps	#01003	50,000				
	Clovis Rotary Park Parking Imps	#01004	35,000				
	Clovis Mi Rancho 108	#01876	50,000				
11	Clovis Silvercrest 108	#01909	40,000				
12	Clovis Economic Development/Job Generation	#00960	50,000				
	Coalinga Water Main Replacement	#01033	58,000				
14	Firebaugh "O"/"P" Alley Reconstruction	#01912	121,007				
15	Kerman Kearney Plaza Imps	#01025	60,000				
16	Kerman Section 108	#01868	71,080				
17	Kingsburg Sierra Tulare Alley Reconstruction	#01012	80,000				
	Parlier Handicap Ramp Improvements	#01009	55,100				
	Parlier Sidewalk Imps on Zediker Av	#01008	78,334				
	Parlier Third St Imps Newmark to Fig	#01007	108,468				
21	Reedley Study Building/Mueller Park Improvements	#01026	305,000				
22	Sanger Sanitary Sewer Line Replacement II	#01965	330,500				
23	Selma W Front St Imps I	#01776	297,000				
		Total	\$2,149,489				
	BACKUP PROJECTS IN CITI						
	Clovis DeWitt/Harvard Alley Reconstruction	#01005	60,000				
	Clovis Helm Canal Pedestrian Bridge Reconstruction	#01006	41,000				
26	Clovis Economic Development/Job Generation	#01960	50,000				
		Total	\$151,000				

Insert table E

With few exceptions, the activities in the Action Plan address the primary CDBG objective of meeting the needs of low and moderate-income persons. One exception is the Sierra Oaks Senior Center Heating, Ventilating and Air Conditioning Improvements, which is a limited clientele activity for the elderly. Most of the projects are located in

areas of high minority concentration. The City of Parlier and the communities of Cantua Creek and El Porvenir are two examples of areas of high minority concentrations that will be receiving project funding (See map on p 16).

The Consolidated Plan for Fresno County, Fiscal Years 2000-04, established a five-year goal of completing 75 public facilities and improvement projects costing \$12,000,000 in CDBG. The first year goal was to fund 26 projects using \$2,875,662 in CDBG, and the goal for this Action Plan is to fund 28 projects using \$2,770,694 in CDBG. TABLE F shows the goals and types of projects that are being funded. As in past years the overwhelming need is for infrastructure improvements. The greatest need is for street, curb, gutter, sidewalk and drainage projects, followed by water and sewer system improvements. These projects may overlap as water and sewer lines located under streets are replaced, the streets are reconstructed, curbs, gutters, or sidewalks are constructed as necessary, and storm drainage is improved in the process.

The five-year goals contained in TABLE F were compiled one year ago from estimates provided by the cities and unincorporated area applicants. The annual goals from last year and this year are taken from funded public facilities and improvement projects. It does not include housing projects or public services projects. Aside from infrastructure improvements, each year a scattering of other projects are funded, including community facilities or parks, fire trucks, American Disability Act improvements, and economic development projects. The County and its participating cities have a need for additional funding resources in achieving its community development objectives. These sources may include redevelopment agency funds, utility revenues and local taxes. These sources may be further supplemented with funds from the Rural Development Service and the Economic Development Administration.

MONITORING STANDARDS AND PROCEDURES

In the Consolidated Annual Performance and Evaluation Report (CAPER) prepared in September, the County reports on the progress it has made in carrying out goals that are set forth in the Action Plan and the Consolidated Plan. Goals and objectives are compared to actual accomplishments. The report includes a description of the resources made available as well as the income and ethnicity of persons assisted to determine whether the persons assisted reflect the race and ethnicity of the target population (households with incomes below 80% of median).

Insert Table "F"

APPENDIX A

PUBLIC COMMENTS

The citizen participation and consultation process is discussed on page 2. In summary, opportunities for public comments were available in public hearings in the cities submitting new projects for the CDBG program, in public meetings in unincorporated communities, and in public hearings before the Board of Supervisors. In addition, the Board of Supervisors had appointed three citizen groups to provide the Board with policy and funding recommendations for the Consolidated Plan: the Consolidated Plan Committee regarding the Plan itself, the Housing and Community Development Citizens' Advisory Committee (CAC) regarding Community Development Block Grant (CDBG) unincorporated area projects, and the Human Resources Advisory Board (HRAB) regarding CDBG-funded social programs and Emergency Shelter Grant. Key actions occurred on the following dates:

- July October 2000: Public City Council and District Board meetings held to discuss community needs and establish local priorities, prior to submittal of applications.
- September 20, 2000: Countywide Public Hearing before Consolidated Plan Committee on needs and performance.
- October 18, 2000; November 15, 2000; January 17, 2001; February 21, 2001: Citizens' Advisory Committee met to review projects.
- February 14, 2001, through May 16, 2001 weekly meetings of the Human Resources Advisory Board to review applications for CDBG and other social service agency funding resources and approve funding recommendations.
- February 27, 2001; Public hearing before Board of Supervisors to set amount to be spent in unincorporated areas for social service programs, area based policing, housing rehabilitation, and public facility/infrastructure. Motion carried 5-0.
- March 14, 2001: Citizens' Advisory Committee approved project rankings and Consolidated Plan Committee recommends that the Board of Supervisors approve the Action Plan.
- March 17, 2001: Public comment period began with the publishing of public notice in the Fresno Bee.
- April 17, 2001: Board of Supervisors conducts public hearing and approves Action Plan for submission to HUD. Board accepted Citizen Advisory Committee recommendations.

COMMUNITY OF AUBERRY COMMUNITY PROFILE/NEEDS ASSESSMENT

Historical Sketch

The community of Auberry is located in the Sierra foothills, 4 miles north of Highway 168 and is about 39 miles northeast of downtown Fresno. The town was founded in 1875. Stock raising was the chief occupation in the early days, although many ranchers augmented their incomes by hauling lumber from the sawmill in the summer, and firewood in the winter to Fresno and the other valley towns. In 1994, the sawmill that was the town's largest employer closed, increasing unemployment in the area. Most of the residents in Auberry maintain their own wells and septic tank systems. However, the New Auberry Water Association has been providing water and sewage treatment services to New Auberry households since the 1920's.

The Community Development Block Grant (CDBG) program in the Auberry area has converted and rehabbed a former high school dormitory into a new senior center. The County Housing Assistance Rehabilitation Program (HARP) has rehabilitated 1 house.

Statistical Profile (1990)

	Population	Housing	% Low	Ethnic Composition (%)				
		Units	Income	White	Hispanic	Black	Asian	Am. Ind.
Community	1,866	707	32.7%	88.9%	6.3%	0.0%	0.4%	4.5%

Special Surveys

Area Description	Census Tract (portion)	Population	Housing Units	% Low Income	Survey Year
New Auberry	64.01 BG 1	106	51	59.4%	1994

Community Priorities

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address
Public Facility Needs		
Community Centers	Low	\$200,000
Senior Centers	High	\$245,160

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address
Water Improvements	High	\$700,000
Street Improvements	Medium	\$300,000
Sewer Improvements	High	\$700,000
Public Service		
Crime Prevention	High	\$10,000
Senior Services	Low	\$50,000
Other Needs		
Accessibility Needs	Low	\$50,000
Total Estimated Dollars Needed		\$2,305,160

Narrative:

New Auberry's highest priority is to upgrade its water system and sewage treatment plant and start construction of a restroom facility at the Auberry Museum. The community's water and sewer systems are about seventy years old, and are badly deteriorated and need immediate replacement. The new restroom facility will comply with both State and Local codes, and with the Federal Americans with Disabilities Act. The community would also like to improve its existing streets, some of which are deteriorated bad enough to damage cars. The senior center in the Auberry area has been a multi-phased project. The senior citizens want to replace an existing heating and cooling system at the center.

COMMUNITY OF BIOLA COMMUNITY PROFILE/NEEDS ASSESSMENT

Historical Sketch

The community of Biola is located 7 miles west of Highway 99, south of Shaw Ave and is about 15 miles northwest of downtown Fresno. It is predominantly an agricultural community originally founded in the 1920's. The Biola Community Services District was initially formed in 1962 to provide community sewer services. A variety of other governmental services were added later. The population of the community has remained static over the last twenty years.

The Community Development Block Grant (CDBG) program has focused on acquiring the private water system then making major improvements to it. Most recently attention has been shifted to improving the community sewer system. The community also recently constructed a new community center with State Park Bond Act and County CDBG funds. The County Housing Assistance Rehabilitation Program (HARP) has rehabilitated 24 houses.

Statistical Profile (1990)

	Population	Housing	% Low	Ethnic Composition (%))	
		Units	Income	White	Hispanic	Black	Asian	Am. Ind.
Community	1,020	237	67.6%	8.4%	82.5%	0.2%	7.6%	0.4%

Community Priorities

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address	
Infrastructure Improvements			
Storm Drainage	High	\$890,000	
Water Improvements	High	\$330,000	
Street Improvements	High	\$190,000	
Total Estimated Dollars Needed		\$1,410,000	

Narrative:

The community's highest priority is to acquire property to construct a storm drainage basin site that will alleviate flooding throughout the community. The community would also like to address its street improvement needs by installing curbs throughout the community (over several phases), improving existing streets and replacing deteriorated sidewalks. An intersection in the center of town needs a traffic sign and the community wants to install landscaping to beautify their community.

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COMMUNITY OF CANTUA CREEK COMMUNITY PROFILE/NEEDS ASSESSMENT

Historical Sketch

The community of Cantua Creek is located about 8 miles east of Interstate 5, at the intersection of Clarkson and San Mateo Avenues and is about 28 miles southwest of downtown Fresno. Cantua Creek is an agricultural community. In 1981, the County Service Area No. 32 was formed to initially provide community sewer and water services and later a variety of other governmental services. The population of the community has remained static since a new 73-lot subdivision was built in the early 1980's.

The Community Development Block Grant (CDBG) program has focused on developing the housing subdivision including sewer and water improvements, constructing a fire station, community center and park and street lighting improvements. The County Housing Assistance Rehabilitation Program (HARP) has rehabilitated 11 houses in the area.

Statistical Profile (1990)

	Population	Housing	% Low	Ethnic Composition (%)				
		Units	Income	White	Hispanic	Black	Asian	Am. Ind.
Community	537	126	57.4%	7.7%	89.8%	0.1%	1.7%	0.0%

Community Priorities

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address		
Public Facility Needs				
Community Centers	High	\$250,000		
Infrastructure Improvements				
Water Improvements-I	High	\$300,000		
Water Improvements-II	Medium	\$100,000		
Water Improvements-III	Low	\$100,000		
Sewer Improvements-I	High	\$125,000		
Sewer Improvements-II	Medium	\$50,000		

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address
Sewer Improvements-III	Low	\$50,000
Public Service		
Crime Prevention	High	\$10,000
Total Estimated Dollars Needed		\$985,000

Narrative:

The community's highest priority is to install a water storage tank to increase capacity for emergencies. Another high priority item is the completion of a study to determine the feasibility of combining the Cantua Creek Sewer and Water Systems with the systems of the community of El Porvenir. Other high priority items are to upgrade its sewer treatment plant and its water treatment plant by installing new equipment to replace equipment, which has exceeded its designed life expectancy. Upgrades at the sewer treatment plant would also include the rehabilitation of the stabilizing and drainage ponds. Improvements at the water treatment plant would also include the installation of a fence to provide better security and installation of pre-fabricated building enclosures to insulate and protect equipment from harsh weather conditions. The community also wants to rehabilitate its community center due to unsafe conditions.

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COMMUNITY OF DEL RIO COMMUNITY PROFILE/NEEDS ASSESSMENT

Historical Sketch

The Del Rio community acquired its name from Hugh Del Rio, an early landowner in the area. The earliest records indicate that Del Rio filed a tentative subdivision map in 1947. The map, which covered land only in the core area of the community, was never approved due to problems related to roads, access, and drainage. Because land division in Del Rio were not controlled by the subdivision map process, dedications of public improvements were never made, property owners attempted to provide their own water and sanitary facilities as they constructed their homes. Del Rio community is located on the northwest edge of the City of Firebaugh, approximately 15 miles east of Interstate 5, along Highway 33, and approximately 43 miles northwest of the City of Fresno. Surrounding land is agricultural to the north, west, and east, residential to the southeast, and agricultural-related industries to the southwest.

In 1983, the Community Development Block Grant Program provided funds for housing rehabilitation through Public Works Housing, and in 1990, the County Service Area No. 40 was formed to provide community sewer and water service for the area. The Community Development Block Grant Program is currently focusing on a community clean-up with the City of Firebaugh, as prelude to a Code Enforcement Program being implemented by the County of Fresno as part of an effort to annex the unincorporated area of Del Rio with the City of Firebaugh.

Statistical Profile (1990)

	Population	Housing	% Low	Low Ethnic Composition (%)				
		Units	Income	White	Hispanic	Black	Asian	Am. Ind.
Community	220	75	56.8%	21.2%	75.1%	3.7%	0%	0%

Community Priorities

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address		
Infrastructure Improvements				
Storm Drainage	High	\$275,000		
Street Improvements	High	\$500,000		
Public Service				
Crime Prevention	High	\$10,000		

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address
Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address
Housing		
Rehabilitation	High	\$300,000
Other Needs		
Community Clean-up	High	\$3,000
Wastewater Pumps	High	\$32,000
Total Estimated Dollars Needed		\$1,120,000

Narrative:

The community's highest priority is to have a collection system for drainage constructed and improve streets, curbs and gutters in its core area. The clay soils in the community have poor permeability and cause drainage and access problems during the winter months. The City of Firebaugh is also requesting infrastructure improvements before annexing the unincorporated area with the city. If residents of Del Rio choose not to annex to the City of Firebaugh, the construction of a drainage basin and street improvements will not be completed because the County Service Area does not have the authority to operate and maintain roadways and a surface drainage facility. The community is also in need of housing rehabilitation, which will be offered to residents prior to enforcing code and zoning violations. The immediate concern is to replace two pumps at the community's wastewater treatment plant. The pumps are nearing the end of their useful life and the replacement pumps are required in order to bring the wastewater treatment plant into compliance with County Health Department regulations. The residents of Del Rio have also expressed an interest in street lighting for the community. Other points of interest and concerns for the community will be obtained at the up coming community clean-up meeting.

COMMUNITY OF EL PORVENIR COMMUNITY PROFILE/NEEDS ASSESSMENT

Historical Sketch

The El Porvenir subdivision was constructed in the 1960's immediately north of the small town of Three Rocks. It is located about 5 miles east of Interstate 5, around the intersection of Derrick and Clarkson Avenues and is about 35 miles southwest of downtown Fresno. El Porvenir is an agricultural community. In 1980, the County Service Area No. 30 was formed to initially maintain a community sewer and water services. The population of the community has remained static since the subdivision was completed.

The Community Development Block Grant (CDBG) program has focused on sewer/water improvements. The area is subject to severe soil subsidence, which has damaged public utilities and housing.

Statistical Profile (1990)

	Population	Housing	% Low	% Low Ethnic Composition (%)				
		Units	Income	White	Hispanic	Black	Asian	Am. Ind.
Community	290	52	68.4%	0.4%	99.6%	0.0%	0.0%	0.0%

Community Priorities

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address
Infrastructure Improvements		
Storm Drainage Improvements	Medium	\$250,000
Water Improvements-I	High	\$100,000
Water Improvements-II	Medium	75,000
Sewer Improvements	Low	150,000
Street Improvements	Medium	\$400,000
Public Service		
Crime Prevention	High	\$5,000
Total Estimated Dollars Needed		\$980,000

Narrative:

The community wants to upgrade its water system by installing a water storage tank. Another high priority item is the completion of a study to determine the feasibility of combining the El Porvenir Sewer and Water Systems with the systems of the community of Cantua Creek. Another high priority item is to upgrade its water treatment plant by installing new equipment to replace equipment which has exceeded its designed life expectancy and by installing prefabricated building enclosures to insulate and protect equipment from harsh weather conditions. The community would also like to upgrade the sewer treatment plant by rehabilitating the sewer ponds and by installing a fence for better security at the plant. The community is hopeful of using CDBG funds to improve the existing drainage system and to repair curb and gutter within the El Porvenir community.

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CITY OF KERMAN COMMUNITY PROFILE/NEEDS ASSESSMENT

Historical Sketch

The City of Kerman is located 15 miles west of Highway 99 and it is just south of Highway 180. Highway 145 goes through the center of the town. Kerman is about 15 miles west of downtown Fresno. It is predominantly an agricultural community and was originally founded in 1891 as a watering tank and pump for the Southern Pacific Railroad Company. Kerman was incorporated in 1946. The City of Kerman provides the full range of municipal services. The population of the City has been increased 36.1% from 1980 to 1990. The City's total population was 6,518 as of January 1, 1994, which is about a 20% increase since 1990.

The Community Development Block Grant (CDBG) program has focused on water system improvements, sidewalk, curb and gutter improvements, storm drainage improvements, fire station construction, land acquisition for Self-Help Enterprises, industrial park improvements, and park development. Most recently attention has been shifted to replacing its community swimming pool. The County Housing Assistance Rehabilitation Program (HARP) has rehabilitated 3 houses and one house with HOME funds. An additional three houses were rehabilitated in the outskirts of the City.

Statistical Profile (1990)

	Population	Housing	% Low	Ethnic Composition (%)				
		Units	Income	White	Hispanic	Black	Asian	Am. Ind.
City	5,448	1,748	47.5%	41.0%	52.7%	0.2%	5.5%	0.4%
C. Kerman (40 BG 3,5)	2,218	642	59.6%	17.1%	34.1%	0.0%	2.5%	0.2%

Community Priorities

The City's highest priority for the next five year planning cycle is to use their CDBG allocation to repay their Section 108 Loan and to construct sidewalks, and a landscape median to beautify the community.

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COMMUNITY OF LANARE COMMUNITY PROFILE/NEEDS ASSESSMENT

Historical Sketch

The community of Lanare is located west of Highway 41, on the north side of Mt. Whitney Avenue and is about 22 miles southwest of downtown Fresno. Lanare was founded in the 1930s when farmworkers migrated from Arkansas and Oklahoma following the cotton crop and settled in Lanare. Cotton continues to be the principal crop grown in the area. In 1971, the Lanare Community Services District was formed to initially provide community sewer services and later a variety of other governmental services. The population of the community has grown slowly during the past few years.

The Community Development Block Grant (CDBG) program has focused on constructing a community center, improving its water system, improved its community park, and improving its streets. The County Housing Assistance Rehabilitation Program (HARP) has rehabilitated 15 houses.

Statistical Profile (1990)

	Population	Housing	% Low	Ethnic Composition (%)				
		Units	Income	White	Hispanic	Black	Asian	Am. Ind.
Community	390	113	52.7%	6.2%	52.8%	38.0%	0.0%	3.0%

Community Priorities

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address
Public Facility Needs		
Community Centers	High	\$200,000
Senior Centers	High	\$800,000
Parks	High	\$100,000
Fire Protection	High	\$1,000,000
Infrastructure Improvements		
Storm Drainage	High	\$140,000
Water Improvements	High	\$450,000

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address	
Street, sidewalk, overlay & Alley Improvements	High	\$750,000	
Traffic Signal Improvements	High	\$115,000	
Public Service			
Senior Services	Low	\$10,000	
Child Care Services	Low	\$10,000	
Youth Services	Low	\$10,000	
Health Services	Low	\$10,000	
Substance Abuse Services	Low	\$10,000	
Handicapped Services	Low	\$10,000	
Other Needs			
Accessibility Needs	Low	\$10,000	
Economic Development	High	\$2,000,000	
Total Estimated Dollars Needed		\$5,625,000	

Narrative:

The community's highest priority is to replace one of its existing water well, which is contaminated with a high level of fluoride and hydrogen sulfate. The community would like to rehabilitate its community center, to construct a new senior center, to install additional park and recreational equipment, to improve its storm drainage system, and to reconstruct its streets. The community is hopeful of using CDBG funds to increase its water storage capacity and to install a sewer treatment system. The community would like to address its public services needs by acquiring senior services, childcare services, youth services, health services, and substance abuse services for the community.

COMMUNITY OF TRANQUILLITY COMMUNITY PROFILE/NEEDS ASSESSMENT

Historical Sketch

The community of Tranquillity is located 30 miles west of Highway 99, 20 miles east of Interstate 5, and 5 miles south of Whites Bridge Road and is about 27 miles west of downtown Fresno. The area is predominantly an agricultural community originally founded in 1910. In 1917, the Tranquillity Irrigation District was formed to provide community water services and in 1947 the Tranquillity Public Utility District was formed to provide sewer services and a variety of other governmental services. The population of the community has remained static over the last twenty years.

The Community Development Block Grant (CDBG) program has focused on water system improvements, construction of a new water well, fire hydrants, and drainage improvements. Most recently attention has been shifted to improving the community's street system such as curb, gutter, sidewalk and street reconstruction.

Statistical Profile (1990)

	Population	Housing	% Low	Ethnic Composition (%)				
		Units	Income	White	Hispanic	Black	Asian	Am. Ind.
Community	726	229	40.3%	42.3%	55.8%	0.0%	1.9%	0.0%

Special Surveys

Area Description	Census Tract (portion)	Population	Housing Units	% Low Income	Survey Year
Central Tranquillity	82 BG 2	484	136	57.0%	4/91

Community Priorities

Priority Community Development Needs	Priority Need Level (High, Medium, Low, No Such Need)	Estimated Dollars to Address
Street & Sidewalk Improvements	High	\$482,298
Sewer Improvements	High	\$110,000
Community Center	High	\$110,000
Total Estimated Dollars Needed		\$702,298

Narrative:

The community's highest priority is to improve its street system throughout the community by constructing new curbs, gutters, sidewalks, and reconstruction of streets. The community is hopeful of using CDBG funds to improve its storm drainage system by extending drainage lines and constructing more drop inlets and manholes. The community would also like to address its sewer system needs by constructing new manholes to replace cleanouts and dead-end pipes throughout the community. Tranquillity Public Utility District is hopeful of using CDBG funds to accomplish these goals. The Community would also like to use CDBG funds to build a community center.

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